

2024-001999

Klamath County, Oregon

03/15/2024 01:31:01 PM

Fee: \$97.00

RECORDING REQUESTED BY:


Western Title & Escrow

1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0259029-AL
Colton R. Gravelle and Alicia Paige
Andreasen-Gravelle
19211 Hwy 58
Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

Colton R. Gravelle and Alicia Paige
Andreasen-Gravelle
19211 Hwy 58
Crescent Lake, OR 97733

APN:146595
Map: 2407-007C0-01800
19211 Hwy 58, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carl Barbee and Dayna Barbee, Grantor, conveys and warrants to **Colton R. Gravelle and Alicia Paige Andreasen-Gravelle, as tenants by the entirety and Fred Hajdu and Kimberly Hajdu, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

A parcel of land situate in the SE 1/4 SW 1/4 , Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Northeast corner of the SE 1/4 of SW 1/4 of Section 7, said Township and Range; thence South along the North South center line of Section 7 198.0 feet to a point; thence West to the East boundary of State Highway No. 58; thence Northwesterly along the East boundary line of State Highway No. 58 to a point due West of the point of beginning; thence due East along the North line of the SE 1/4 of the SW 1/4 , Section 7, to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS **(\$290,000.00)**. (See ORS 93.030).

Subject to:

STATUTORY WARRANTY DEED
(continued)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MAR. 8, 2024

[Signature]
Carl Barbee

[Signature]
Dayna Barbee

State of Oregon
County of Deschutes

This instrument was acknowledged before me on MARCH 8, 2024 by Carl Barbee and Dayna Barbee.

[Signature]
Notary Public - State of Oregon

My Commission Expires: JUN. 13, 2025



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 SW 1/4 , Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Northeast corner of the SE 1/4 of SW 1/4 of Section 7, said Township and Range; thence South along the North South center line of Section 7 198.0 feet to a point; thence West to the East boundary of State Highway No. 58; thence Northwesterly along the East boundary line of State Highway No. 58 to a point due West of the point of beginning; thence due East along the North line of the SE 1/4 of the SW 1/4 , Section 7, to the point of beginning.

EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

**Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol**

**The rights of the public in and to that portion of the herein described property
lying within the limits of public
roads, streets or highways.**

**Agreement and the terms and conditions contained therein
Between: Midstate Electric Cooperative, Inc.
And: Harold and/or Alece Barley
Purpose: Electrical Service
Recorded: April 1, 1986
Instrument No.: M86, page 5327**

**An easement including the terms and provisions thereof, affecting the portion of
said premises and for the
purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc.
Recorded: April 1, 1986
Instrument No.: M86, page 5361**

**An easement including the terms and provisions thereof, affecting the portion of
said premises and for the
purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc.
Recorded: May 14, 2001
Instrument No.: M01, page 21898**

**Easement Amendment, including the terms and provisions thereof,
Recorded: August 8, 2005
Instrument No.: M05, page 61347**